

\$945,000 - 9013 621 Highway, Rural Brazeau County

MLS® #E4438634

\$945,000

3 Bedroom, 3.00 Bathroom, 1,971 sqft

Rural on 18.06 Acres

None, Rural Brazeau County, AB

Riverside Retreat on 18.06 Acres – A Rare Blend of Luxury, Nature & an extraordinary lifestyle! Welcome to a truly exceptional property nestled along the breathtaking Pembina River. Built in 2018, this custom raised bungalow showcases timeless design w/ modern comfort. Inside, you’ll find 3 spacious bdrms, 3 baths,(incl. a 4-pce ensuite.) Soaring vaulted ceilings & floor-to-ceiling windows flood the home with natural light & offer uninterrupted views of the tranquil river valley. The spacious kitchen is a standout, featuring SS appliances, sleek SS cabinetry, butcher block countertops, a stylish tile backsplash,& a walk in pantry. A cozy woodstove also adds rustic charm to the open-concept living space. The lower level includes a 3rd bdrm, 3 pce bath, & a family room w/ direct access to a 26x25 heated double garage with 14 ft ceilings, a 17.5x22 workspace expands your options even further.Outside you find a 26x50 shop, a charming 36x20 4-season cabin, & seacan for storage & groomed trails.\$3030 lease rev.

Built in 2018

Essential Information

MLS® # E4438634

Price \$945,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,971 |
| Acres | 18.06 |
| Year Built | 2018 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 9013 621 Highway |
| Area | Rural Brazeau County |
| Subdivision | None |
| City | Rural Brazeau County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 2A3 |

Amenities

| | |
|----------|---|
| Features | Deck, Dog Run-Fenced In, Fire Pit, Gazebo, Hot Tub, R.V. Storage, Secured Parking, Vinyl Windows, Walkout Basement, See Remarks |
|----------|---|

Interior

| | |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Wood Stove, Propane |
| Stories | 2 |
| Has Basement | Yes |
| Basement | See Remarks, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Environmental Reserve, Landscaped, Private Setting, River View, Sloping Lot, Treed Lot, Waterfront Property, See Remarks |
| Construction | Wood |
| Foundation | Insulated Concrete Form |

Additional Information

Date Listed May 26th, 2025

Days on Market 95

Zoning Zone 90

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Listing information last updated on August 29th, 2025 at 12:47am MDT